

Minutes: January 19, 2011 meeting of the
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP

Agenda Item 1: - Roll Call and Advisory Role Statement

Farrell called the meeting to order at 6:35 pm, Farrell read the advisory role statement. Present: Sandra Farrell (Chair), Gil Jemmott (Co-Vice Chair), Karen Binns (Co-Vice chair), Ben Morris (acting secretary), Tom Kumura, absent Jon Mehtlan, Henry Palmer.

Agenda Item 2: Review of minutes of meetings: Minutes of meeting from November 2010 meeting were reviewed, motion to approve by Jemmott seconded by Kumura, motion passed 4-0-1 Morris abstained as he was not present for meeting.

Agenda Item 3: PUBLIC FORUM: Bob Pettenson made mention of recent planning activity with the Twin Oaks Market which he owns. He has requested some zoning changes for property surrounding the market with the City of San Marcos, as they are going through their Master Plan update. He wanted to provide an update for the Sponsor Group.

Agenda Item 4: San Marcos General Plan Update: The City of San Marcos is going through a General Plan Update. Properties adjoining the Twin Oaks Valley Community Plan Area may have use changes that will impact Twin Oaks. City of San Marcos will present and overview and requested property owner changes. Sandra informed the Group that a representative from the City was not going to be at the meeting. She reported that she and Jemmott had attended meetings with the City on their update concerning the Sphere of Influence areas, and that for the most part the City is recommending 1 DU/1-2 acre for the flatter areas. The City shows no understanding of our Community or what has happened over the past. There was nothing specific to report concerning the TOV Sponsor Group area. She encouraged members and audience to attend any public meetings in the future.

Agenda Item 5: Deer Springs SD0633, AT&T MUP Cell Site, 3300-10-043 (P10-043)

Major Use Permit: AT&T proposing to install 12 panel antennas, on 35 ft mono-broadleaf at 684 Deer Springs Rd in San Marcos. Three other similar installations were previously approved at this same residential location. Binns recused herself as her property adjoins the applicants. The AT&T representative informed the Group that three previous applications for cell towers have been approved for the property, however only one tower was constructed, and the other two permits (Sprint and Cingular) have expired. The existing tower is to remain with the cell antennas, and the ground structure changed to allow for support equipment. There was also concern about a proliferation of cell towers on this single lot. The nearest property owner expressed concern about the visual aspects of the tower and the noise coming from the expanded equipment structure. After discussion the applicant was requested to conduct a noise study, and to provide photo simulation from the perspective of the nearest neighbor as opposed to Deer Springs road. The motion was made by Morris to continue the item until the next meeting, Jemmott seconded the motion passed 4-0-0. After the vote Binns returned to the Group.

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Agenda Item 6: 3300-04-008-02(P04-008W1) Major Use Permit Modification at Esplendido Ave Cell Tower:

Expansion of existing cell tower equipment cabinet located at 2141 Esplendido Ave requiring expanding existing cabinet. Mr. Franklin Orozco, Interlink Planning Group represented the applicant. This project is replacing existing antennas on an existing tower and expanding the ground support structure. Farrell indicated that she had driven past the site and commented that the existing ground equipment structure is too close to the road and ugly, she felt that any proposed expansion of the structure should be with enhanced landscaping and if possible reduction of the wall surface. Neighbor residents to the site do not want any additional noise coming from the ground equipment, especially at night. Also residents expressed concern about the radiated power coming from the increased antennas, and that some sort of mitigation should be provided to protect people at ground level. After discussion the applicant was asked to return to a future meeting with specific information concerning the noise issue, and that a project be designed to not increase noise beyond what is now existing from the ground equipment, and to also consider enhanced landscaping or reduction of the ground equipment structure size.

Agenda Item 7 : Nomination for Membership and Reappointment of Members:

Nominations for membership may be solicited from the community-at-large, by planning staff, and/or the staff of a Supervisor's office. Each member must be at least 18 years of age, a registered voter, live in and /or be property owners of the community, and be appointed by the Board of Supervisors. New members cannot participate as a group member until the BOS appointment has taken place. A full term of service is four (4) Years. Farrell asked if all affected attending members are willing to be reappointed, and each individually answered yes. As Palmer was not in attendance, Farrell is to contact him to determine his desire to be reappointed.

Agenda Item 8: General Plan Update (was GP-2020): Review of six property specific requests that were submitted to the Board of Supervisors. Property owners of these properties are requesting a different density than what has been proposed as Staff recommendation under the General Plan update and represents approximately 200 acres. Each individual affected property was reviewed and action taken as follows:

a) NC22, Vista San Marcos LTD (Kubba Property)- Farrell and Kumara recused themselves from the discussion. Jemmott indicated that previously the Sponsor Group had opposed this project and in general the feelings expressed were that the amount of density being considered is inappropriate for the property. A time of line of events was discussed and a document was distributed outlining the various events going back to October 1978 through July 2006 when the San Marcos City Council voted to not give the San Marcos Tentative Map an extension and the project expired. Jemmott also provided copies of letter written by the Sponsor Group dated February 5, 2002 to San Diego County DPLU raising issues which should cause the project to be rejected. And finally a letter dated April 8, 2005 from the District Engineer of the US Army Corps of

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Engineers to Mr. Robert Smith of the US Department of the Interior Fish and Wildlife Service providing recommendations that the annexation not proceed until an approved NC MSCP has been adopted for the area. Copies of the various documents were requested to be part of the minutes. Due to the two members recusing themselves no vote was taken on this issue. Farrell and Kumura returned to the Sponsor Group after the vote.

b) NC37, John Driessen: Following a discussion of how the requested change from SR10 to SR4 would create an SR4 parcel in an SR10 area which appeared incompatible, Farrell moved to support staff recommendation for the SR10 designation. Morris seconded the motion and it passed 5-0-0.

c) NC38, Yasukochi Family Trust: After reviewing the County supplied documents showing the parcel had a significant area within a flood plain, of high habitat, and since all of the property was viewed by the County to have Prime Agricultural Lands, Morris moved to support the staff position. Jemmott seconded and the motion passed 5-0-0.

d) NC39, Tomlison Trust: After review of County supplied documents showing the property had a significant area of steep slopes, greater than 25%, and an indication of wetlands on site, Farrell moved to support staff recommendation, Jemmott seconded the motion and it passed 5-0-0.

e) NC41, Kent Property: Because this parcel is bordered by SR2 on three sides, and according to County supplied models showing the sight to have high habitat value and consisted of Prime Agricultural Lands and other designations showing the land to be of agricultural value Morris moved to support staff recommendation, Kumura seconded the motion and it passed 5-0-0.

f) NC42 Merriam Mountains, Binns recused herself: The County did not supply any maps to support either County designation or applicant's request. However, the Sponsor Group has responded to past project for the site and requested for any additional density in a consistent manner and match existing community character. Farrell made a motion that the property should be returned to the pre-Merriam Mountains project density (under current General Plan zoning), Jemmott seconded the motion, but requested an amendment to the motion that there would be no clustering allowed. Farrell accepted the change. Kumura seconded the amendment, the vote was 4-0-0 approved. Binns returned to the Group after the vote.

Agenda Item 9: Community Plan Update: Update from County on status. Farrell indicated that we would have no further activities on this matter until after the Board of Supervisors vote.

Agenda Item 10: Equine Policy and Ordinance: County is currently working on policies and ordinances related to keeping horses both for personal use, boarding and public stables. Morris reported that he had attended the only meeting, which had occurred at DPLU in November 5, 2010. He provided information as to the creation of the group representing many Sponsor Groups as well as Planning Groups from the

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County. Initial input had come from the San Diego County Equestrian Foundation and the Valley Center Planning Group Subcommittee. Information had been provided on issues with horses in the past, and Morris reported that there had been no reported complaints or violations indicated for the TOV area. The next meeting had been indicated to be in February 2011, but at the time no specific date had been set. Farrell inquired if Morris would be willing to attend future meetings and report back to the Group, he indicated yes. Farrell moved to appoint Ben Morris to represent the Twin Oaks Community Sponsor Group at meetings regarding this matter and report back to the group on any updates, Jemmott seconded and the motion passed 5-0-0

Agenda Item 11: Election of Secretary: One person may be elected secretary or the responsibilities may be rotated among the group's membership per policy I-1. Morris indicated he would be willing to serve as secretary, a motion was made by Kumura that Morris be elected secretary, Jemmott seconded and the motion passed 5-0-0.

Agenda Item 12: Update on ongoing projects: None

Agenda Item 13: Old Business: None

Agenda Item 14: Administration and correspondence: Farrell requested authorization of payment for the PO Box, a motion was made to support the request by Jemmott and seconded by Morris. Motion passed 5-0-0.

Farrell adjourned the meeting at 9:35 p.m.

Respectfully Submitted, Ben Morris, Acting Secretary

The next regular meeting of the TOVCSG will be on Wednesday, February 16, 2011 at 6:30 p.m. at the Twin Oaks Elementary School.